

6/30/2020

## 250 E 17<sup>TH</sup> St

Barrio property is proposing construction of a new home on our property located at 250 E 17<sup>th</sup> St in the Armory Park District. The home proposed for our lot at 250 E 17<sup>th</sup> St has been designed to blend both in architectural design and finish with the contributing properties in the neighborhood. Below is a list addressing the resource checklist provided to us with the historic design review fact sheet and UDC 5.8.9 design guidelines.

### **A. GENERALLY**

The proposed design will be representative of Craftsman style homes of the neighborhood and exhibit consistency in detail and finish with contributing properties in the development zone.

### **B. HEIGHT**

The proposed construction method is a balloon framed structure consistent with framing techniques exhibited during the period of design, with a total height of 26' which is consistent with several contributing structures in the area.

### **C. SETBACKS**

The current zoning setbacks are 10' and the new structure will maintain a minimum 10' setback.

### **D. PROPORTION**

The proportions of the building have been designed to flow with existing structures in the development zone yet provide distinction so as not to distract from the neighborhood. The roof has been designed to flow with the existing structures yet exhibit distinction without creating conflict. We have focused our overall design of the building to represent the historic period and style present in the contributing structures in the development zone.

### **E. ROOF TYPE**

The roof has been designed maintain consistency with the other contributing structures in the development zone. Roofing material will be Architectural style asphalt shingles with a slate grey color.

### **F. SURFACE TEXTURE**

We have proposed a smooth sand finish stucco that will achieve that goal of maintaining a style consistent with the finishes exhibited in the development zone.

### **G. SITE UTILIZATION**

The neighborhood is primarily residential homes with small yard areas. Our proposed site utilization will maintain that use.

## **H. PROJECTIONS AND RECESSIONS**

As detailed on the plans, all projections of porches and overhangs on the building will be consistent with the Craftsman style design and other contributing properties in the development zone.

## **I. DETAILS**

All Architectural details exhibited in the proposed plan are consistent with craftsman style designs of the period and represented in throughout the development area.

## **J. BUILDING FORM**

The structure has been designed to be compatible in size and scale so as not to conflict with the current structure mass or that of other contributing structures in the development zone.

## **K. RHYTHM**

The size, style proportions of the proposed home is consistent with many homes in the development zone in order to maintain the overall rhythm of the neighborhood.

## **L. ADDITIONAL REVIEW STANDARDS**

### **1 COLOR**

The proposed colors are consistent with the design guidelines. Sample colors have been included in our submittal package for your review. Body color is Baher, camping tent and the trim color is Baher, liquid mercury.

### **2 LANDSCAPING**

The current landscaping will remain unchanged.

### **3 ENCLOSURES**

The existing wrought iron fencing is consistent with the design guidelines as well as many contributing and noncontributing properties in the development zone.

### **4 UTILITIES**

All utilities will be underground with the electrical panel located on the rear, (south), side of the structure.

## **M. SIGNS N/A**

## **N. MOTOR VEHICLE PARKING**

The driveway will be located on the south side of the home with its entrance on Herbert Ave. as indicated on the site plan. The driveway will consist of pea stone surface.

As we understand the goals of all reviewing parties that will be involved throughout this project, please understand our overwhelming desire is towards a design consistent with contributing historic properties in the neighborhood and our effort to enhance the beauty of the Armory Park District. We do not take lightly the responsibilities inherent in projects such as these.

I look forward to answering any additional questions you may have relating to our proposed renovation to the 530 S 9th Street project.

Thank you  
Mark Donatelli  
Barrio Properties